

March 3, 2023

From: Zoning Administrator

To: Planning Commission

Subject: 2024.03.03 Ray Gardner Gravel Pit CUP

Background:

1. The application was received by ZA electronically on February 26, 2024.
2. The application proposes installation of a gravel pit in the SW portion of Gardner Property at mile post #88.
3. The ZA reviewed the application for completeness and it was found administratively complete on March 3, 2023.
4. The application will be added to the March 2024 Planning Commission agenda and distributed to the Planning Commission for review on March 4, 2024.

Recommendation:

Gravel pits are not explicitly indicated in the **§ 153.117** Table of Uses. The application is presented for Planning Commission deliberation.

APPLICANT INFORMATION

Date: 10-29-2023

Name: Ray Gardner

Address: 2005 N. HWY 12

City: Boulder State: UT.

Zip: 84716

Phone: 435-691-0591 Fax:

Cell Phone:

Email: raymond.gardner@gmail.com

Contact Person: Ray

CONDITIONAL USE and SITE PLAN APPLICATION

Fee Amount: \$

Proposed Conditional Use: Gravel Pit

Location/Address of Proposed Application: S.W. portion of Gardner Property @ milepost 88

Current Zoning District:

Total Acreage (square feet or acres) of Site: 4+ Acres Parcel #02-0005-0022

Name of Property Owners: Ray & Caroline Gardner

Signature of Applicant(s): Ray Gardner

Boulder Town Office Use Only

Date Received:

Date Determined Complete:

Fees Paid:



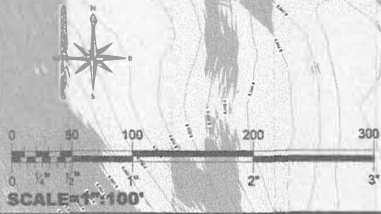
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	>1.500%	30.00%	
3	>30.00%		

EXISTING SITE PLAN
1995 NORTH UTAH STATE HIGHWAY 12
BOULDER UT 84716
 PARCEL #: 02-0005-0022A
 AREA: 6,125,420.00 sqft (140.62 acres)



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LEGAL INFORMATION -
 SUBDIVISION: -
 LEGAL LOT: - LEGAL BLOCK: -
 ZONING: MUNICIPALITY
 LAND USE CATEGORY: -
 LAND USE DESCRIPTION: -
 OWNER NAME: -
 OWNER ADDRESS: -



THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 THIS WORK PRODUCT REPRESENTS ONLY GENERALIZED LOCATIONS OF FEATURES, OBJECTS OR
 BOUNDARIES AND SHOULD NOT BE RELIED UPON AS BEING LEGALLY AUTHENTICATIVE FOR THE PRECISE
 BOUNDARY OF ANY FEATURE, OBJECT OR BOUNDARY.



REVISION #:	SHEET #:
1	1

SCALE: 1"=100'
 DATE: OCTOBER 2, 2023



2023 GARFIELD COUNTY REAL PROPERTY TAX NOTICE

PROPERTY PARCEL AND SERIAL NUMBER

02-0005-0022 / B-22

DELINQUENT BACK TAX STATUS

NO BACK TAXES OUTSTANDING

PROPERTY ADDRESS

UTAH STATE HIGHWAY 12 N 1995

FORWARD THIS NOTICE TO NEW OWNER IF PROPERTY HAS BEEN SOLD

02-0005-0022 / B-22
GARDNER RAYMOND D
PO BOX 1303
BOULDER UT 84716-0000

TAXING DISTRICT

002 - BOULDER DISTRICT

REQUESTING MORTGAGE COMPANY

NO REQUESTING COMPANY

PROPERTY LEGAL DESCRIPTION

BEG AT THE S 1/4 COR OF SEC 14 T33S R4E SLB&M AND RUNNING TH N 6 60 00 FT, THE W 330 00 FT, TH N 330

The above property description may be abbreviated. Do NOT use for legal documents.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
LAND GREENBELT	140.24	438,324	12,385	94.14
TOTAL PROPERTY VALUES AND TAXES	140.24	438,324	12,385	94.14

TAXING UNIT/ENTITIES	BUDGET HEARING DATE, TIME & LOCATION	TAX RATE	TAX AMOUNT
BOULDER TOWN	DEC. 11TH, 11:30 A.M. COURTHOUSE	0.000240	2.97
COUNTY GENERAL		0.000935	11.58
STATE CHARTER SCHOOL LEVY		0.000002	0.02
SCHOOL DISTRICT		0.004563	56.51
STATE SCHOOL FUND		0.001406	17.41
COUNTY ASSESSING & COLLECTING		0.000440	5.45
MULTI COUNTY A&C			0.19
TOTALS		0.007601	94.14
		PREPAYMENTS	0.00
		ABATEMENTS/CREDITS	0.00
			94.14

PAID

USDA FOREST SERVICE BILL FOR COLLECTION		BILL DATE	PAGE	OF												
<p>TO ENSURE PROPER CREDIT PLEASE HAVE YOUR BILL AVAILABLE AND CHECK ONE OF THE FOLLOWING PAYMENT OPTIONS:</p> <p>PAY ONLINE AT: www.fs.usda.gov/billpay</p> <p>PAY BY MAIL: Please include the top part of this bill with your payment. Also include the bill number and payer code, items 4 & 5 at right, on your check or money order. Do not send cash. Make your payment for the exact amount due and make it payable to USDA Forest Service. See address at right.</p> <p>PAY AT MOST FOREST SERVICE OFFICES: Bring a copy of your bill. Call your local Forest Service office for details.</p>		<p>PAY BY MAIL ADDRESS USDA FOREST SERVICE C/O US BANK P.O. BOX 5200 93 PORTLAND, OR 97208 6100</p> <p>AMOUNT DUE: \$285.46 AMOUNT ENCLOSED: \$</p>														
<p>TO: LEO GARDNER PO BOX 1357 BOULDER, UT 84716 UNITED STATES</p>		<p>2. NET AMOUNT DUE: \$285.46 3. DUE DATE: 01/01/2024 4. BILL NUMBER: BP040704AR088 5. PAYER CODE: 0003351245</p>														
<p>6. AGREEMENT NO: -- TEAR HERE --</p> <p>8. REMARKS: FAILURE TO PAY FEES BY DUE DATE CONSTITUTES NON-COMPLIANCE WITH AUTHORIZATION.</p>		<p>7. DESCRIPTION:</p> <p>9. PRINCIPAL: \$285.46 10. INTEREST: 11. ADMINISTRATIVE COSTS: 12. PENALTY: 13. AMOUNT DUE: \$285.46 14. ADJ. + CREDIT: \$.00 15. NET AMOUNT DUE: \$285.46</p>														
<p>NOTE: PLEASE SEND ALL CORRESPONDENCE, INQUIRIES, AND CHANGE OF ADDRESS TO:</p> <p>DIXIE NATIONAL FOREST 435-826-5400 ESCALANTE RANGER DISTRICT PO BOX 246 ESCALANTE, UT 84726</p> <p>Failure to include both the bill number and payer code with your payment will delay posting and may delay your ability to use the National Forest. Failure to make payment by the due date may result in the assessment of interest, administrative fees and/or penalty charges. In accordance with your authorization or the debt collection act of 1982, as amended, postmarks are not honored.</p>																
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CONDITIONAL ACCESS PERMIT

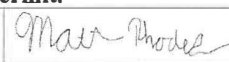


GENERAL INFORMATION					
Issuance Date	Region	Project Name	OLP Application ID		
2/20/2024	Region 4	gravel pit road	146054		
Physical Address	City	Permit Type	Access Use Type		
milepost 88.55, hwy 12, Boulder Ut. 84716	BOULDER	New	Commercial		
PERMITEE INFORMATION					
Property Owner Name	Primary Contact	Primary Phone	Email		
Ray Gardner	ray gardner	(435) 691-0591	raymond.gardner@gmail.com		
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0012	88.55			20	7 - Community Rural

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Matt Rhodes	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

Special Limitations: Limits from TIS show a maximum use for access is 20 haul trucks a month with a maximum daily use of 10 haul trucks. Any additional trucks/useage of property will require an updated Conditional Access Permit.
Easement through other parcels are not approved through this process and will require applicant to aquire easements separately.

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:



- A) Non-compliance with the permit provisions including terms, conditions, and limitations
- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

- 7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
- 8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
- 9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
- 10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.

STORM WATER PLAN

As seen from the topographical lines, any runoff from the disturbed area will run to the East. It will then be picked up by an existing irrigation ditch which will convey runoff water out of the area to the South. See map A

LANDSCAPE PLAN

Existing vegetation to the disturbed area is limited to some native grass and/or small clumps of brush. Area was cleared of heavier vegetation approximately 40 years ago to improve forage conditions for livestock. As the affected area is currently irrigated to raise forage, the site will be restored after the gravel extraction by sloping the sides of the pit to allow for replanting of grasses and continued irrigation. Screening is provided by existing trees along HWY 12 East of the site.

CONSTRUCTION PLAN

PHASE 1- Upgrading the existing access point off HWY 12 to meet UDOT requirements. A access permit from UDOT will be required for commercial use off HWY 12 in addition to a Traffic Impact Study (TIS). See map B

PHASE 2- Upgrade the existing roadway from HWY 12 to the intended site. Approximately 1100' of graveled roadway 24' wide. Existing permitted right of way with USFS in place since 2001.

PHASE 3- Gravel crushing/processing equipment will be set up and operated until the available usable material at the site is processed. Equipment will then be removed from the site leaving 3 or 4 piles of gravel product within the site boundaries. Remaining equipment on site may be a gravel truck and a front loader.

PHASE 4- The Landscape Plan will be implemented when the remaining gravel piles have been exhausted.

SERVICE IMPACT ASSESSMENT

Site will not require culinary water, sewer, or electricity. Estimated truck traffic volume is around 50 loads per year, depending on gravel demand in the Boulder area.

BUILDING PLANS AND SIGNS

This proposed conditional use does not require any buildings or signage.

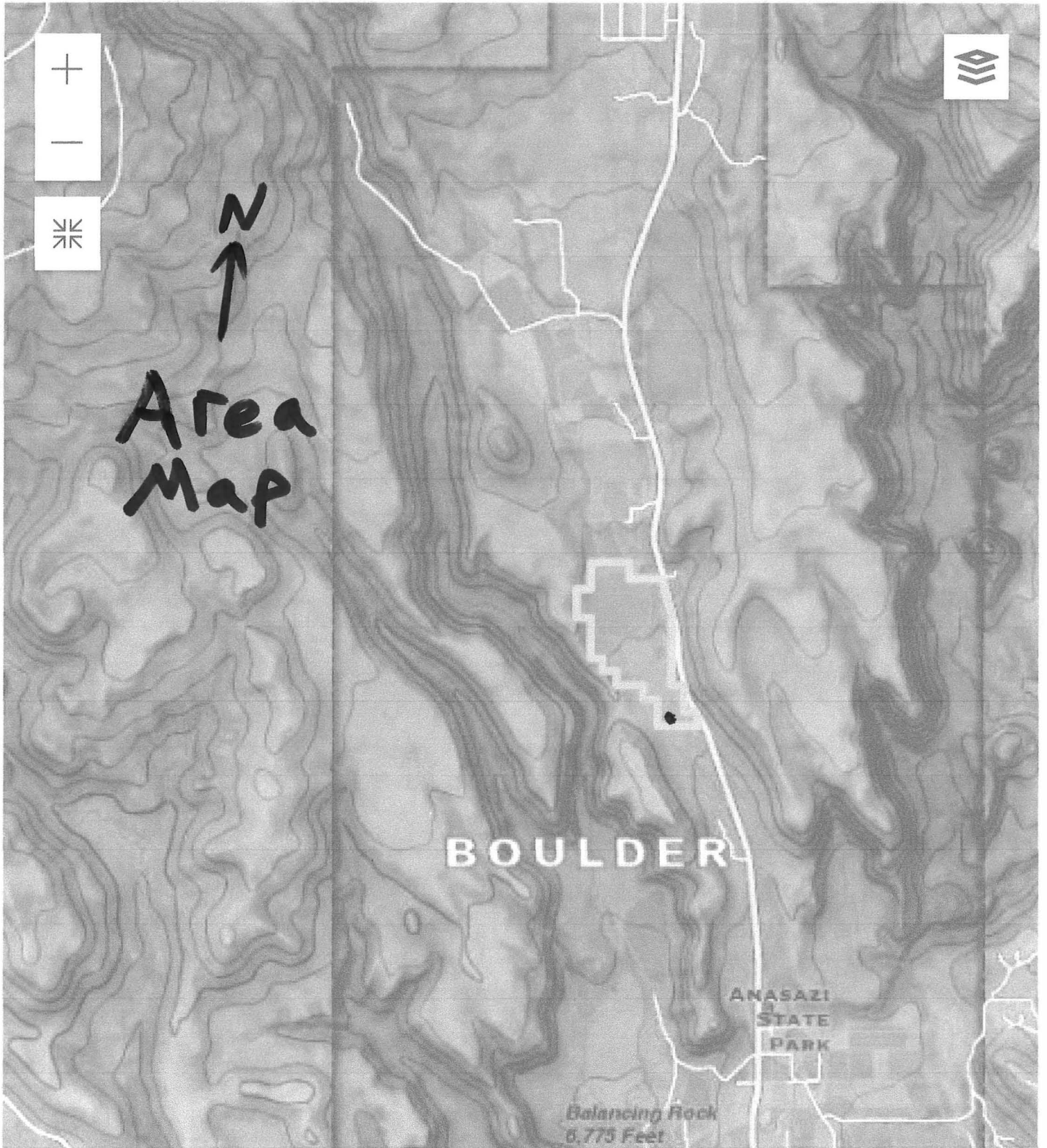
Utah State Parcels

v2.3



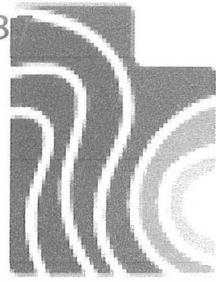
UGRC

Utah Geospatial Resource Center



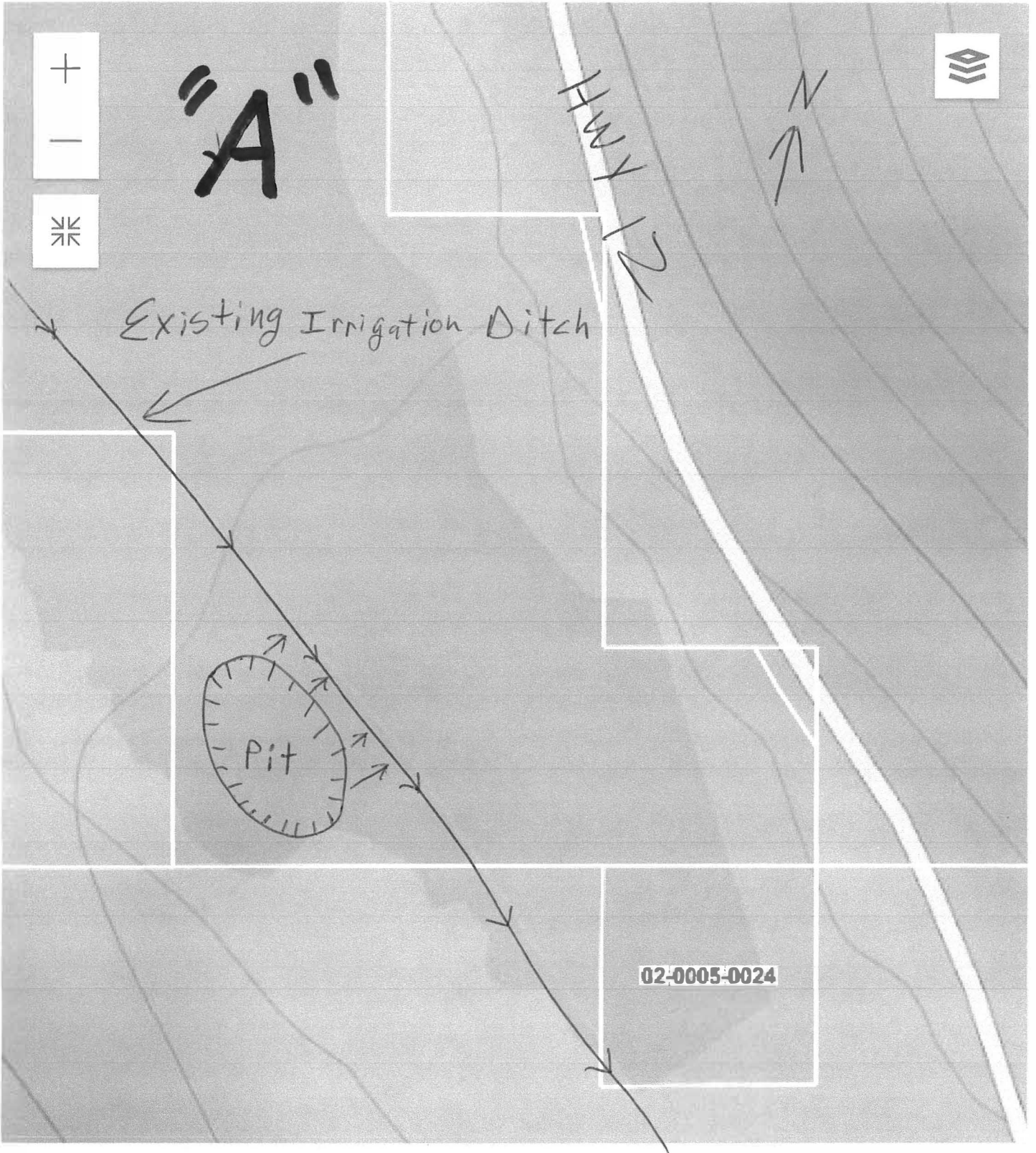
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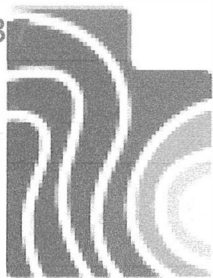
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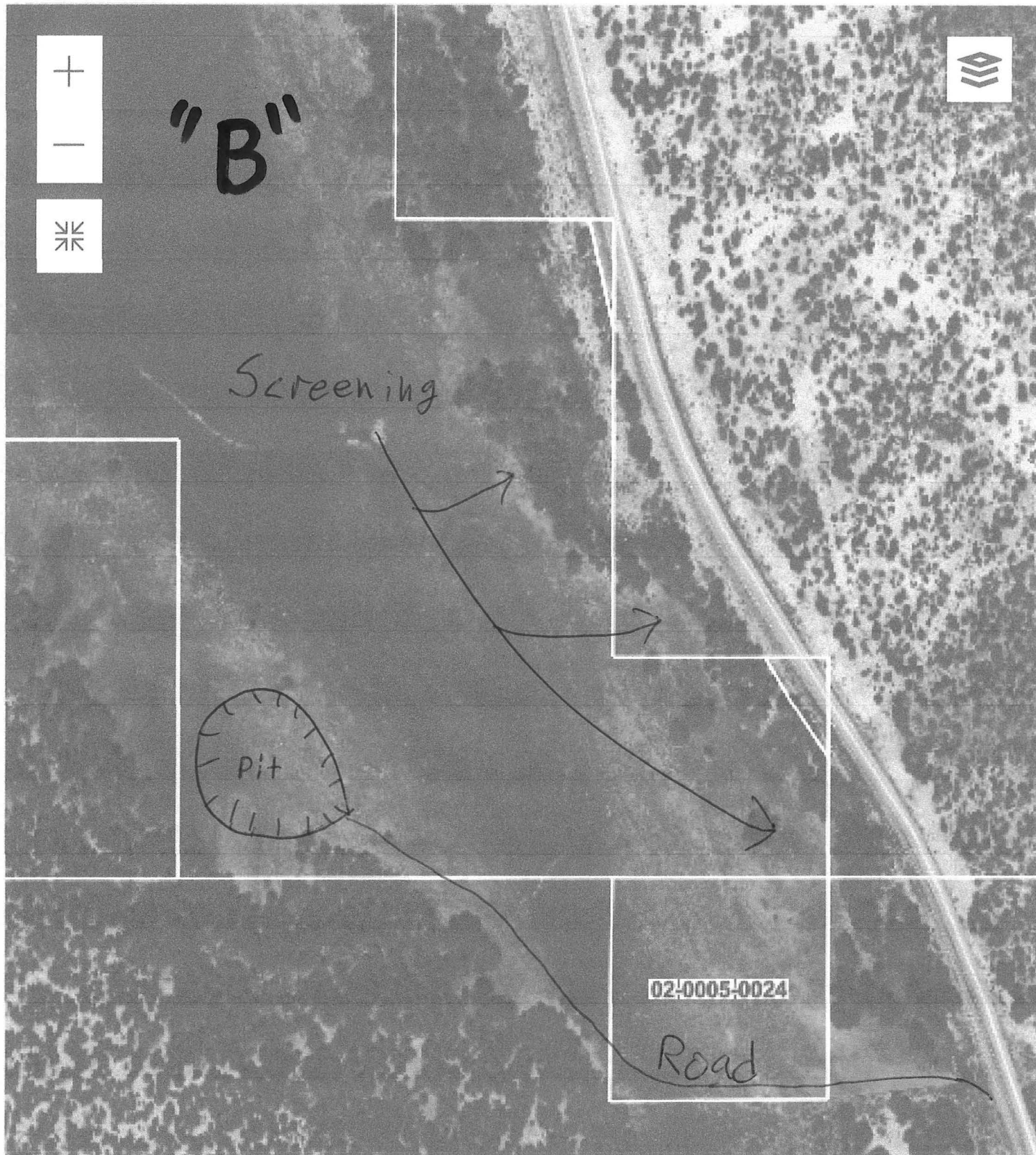
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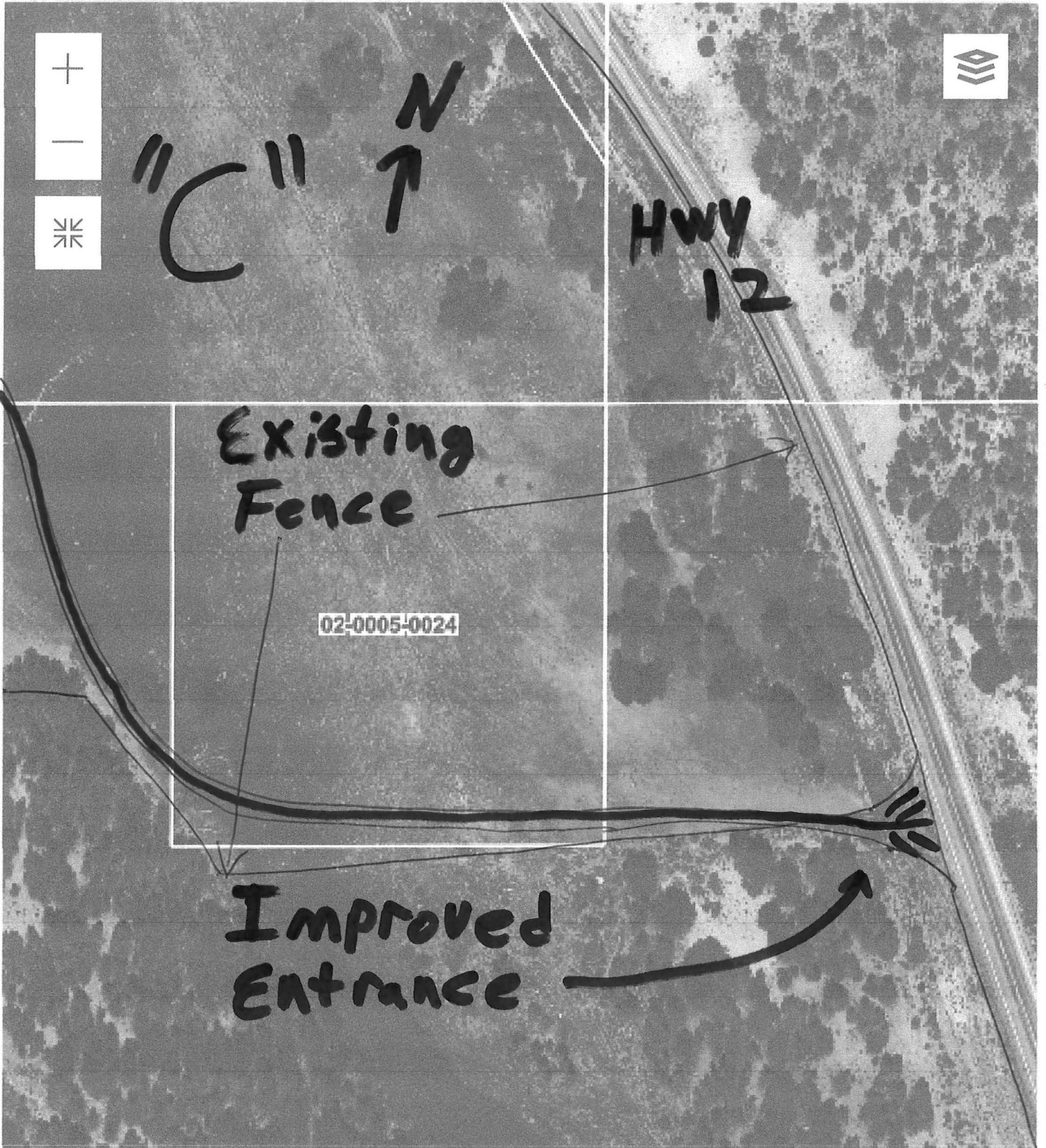
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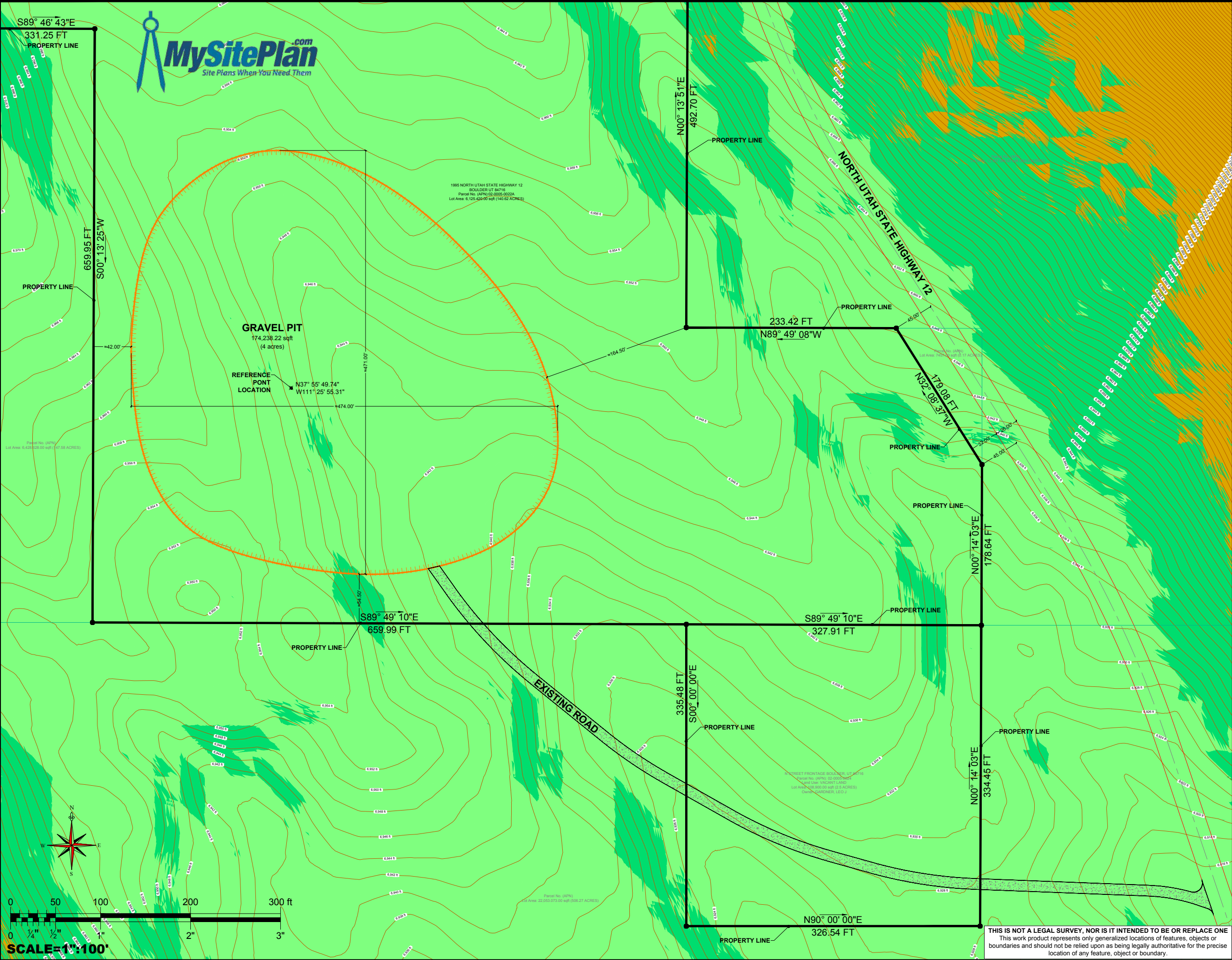


Site Development Plan Checklist - to be used for applications for Conditional Use Permits

items required by §153.152(B)	applicant's initials	ZA's initials
(1) A plan drawn to a scale identifying the location and dimension of the property and any existing buildings or other structures, and fence lines		EJS
(2) Proof of ownership of the lot on which the CUP is requested and, where the application for a CUP is presented by a representative, . . . written authorization for the representative to submit the application;		EJS
(3) The location and dimension of all proposed buildings;		N/A
(4) All proposed off-street parking areas including egress and ingress and including areas for off-street parking during construction;		EJS
(5) The location of roads and utilities that are now serving the site or will be required to serve the site;		
(6) A storm water plan		EJS
(7) A landscape plan identifying the treatments, including type and number of plant materials proposed for all areas not occupied by buildings and parking and identifying proposed screening and buffering treatments and a calculation of the amount of pervious and impervious area		EJS
(8) A construction plan identifying the phases of construction, a construction schedule and a list of all permits necessary for the proposed use;		EJS
(9) A service impact assessment which shall include, but not be limited to, identifying requirements for culinary water, sanitary sewer and anticipated traffic volumes, proposed accesses and Utah Department of Transportation requirements and permits, as applicable;		EJS
<u>(10) The proposed material and colors of all exterior building facades shall be identified as well as all proposed site signage, including the height and size of all signs. All signage must comply with the requirements of § 153.202 of this chapter; and</u>		N/A
(11) Commercial site development plans shall also be required to include all other materials needed to demonstrate compliance with the requirements of this chapter, specifically including compliance with the standards of §§ 153.185 et seq., 153.400 et seq., and 153.415 et seq.		
Additional Items Frequently Required to Comply with (11). The ZA may list others.		
plans submitted for (1) must also show watercourses and irrigation works, and the required buffers		
a slope map of the site		
an outdoor lighting plan		
Application deemed complete: _____		
Signature of ZA: _____		
Signature of Applicant: _____		



Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Light Green
2	>15.00%	30.00%	Dark Green
3	>30.00%		Orange



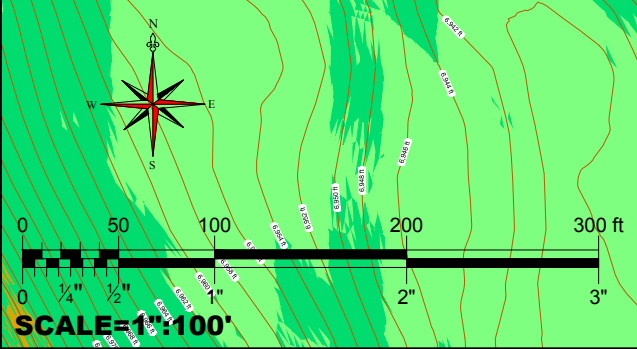
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LAND USE DESCRIPTION: -
OWNER NAME: -
OWNER ADDRESS: -

DESIGNED BY: MySitePlan.com



THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

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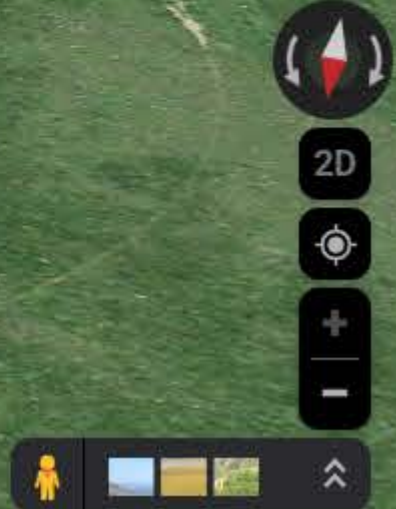


Anasazi State
Park Museum
Temporarily closed

Elkhorn Gathering



Google





gravel pit

access road

12

Elkhorn Gathering

